



567 El Camino Real
 San Bruno, CA 94066
 Voice: (650) 616-7074
 Fax: (650) 873-6749
<http://www.sanbruno.ca.gov>

STAFF

Tom Williams, *Community Development Director*
 Mark Sullivan, AICP, *Housing & Redevelopment Manager*
 Aaron Aknin, AICP, *Associate Planner*
 Tanya Benedik, *Recording Secretary*
 Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Perry Petersen, *Chair*
 Joe Sammut, *Vice-Chair*
 Kevin Chase
 Mary Lou Johnson
 Bob Marshall, Jr.
 Robert Schindler
 Mark Tobin

COMMUNITY DEVELOPMENT DEPARTMENT**PLANNING COMMISSION AGENDA**

Tuesday, August 17, 2004
 San Bruno Senior Center
 1555 Crystal Springs Road
 7:00 p.m. to 11:15 p.m.

Roll Call**Pledge of Allegiance**

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| 1. | Approval of Minutes | July 20, 2004 | |
| 2. | Communications | | |
| 3. | Public Comment | | |
| | | | Actions ↓ |
| 4. | 101 San Bruno Avenue (UP-04-23) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> C (Commercial) | Request for a use permit to allow an airport serving parking lot in a commercial zone; per Chapters 12.96 & 12.112 of the San Bruno Zoning Ordinance – San Bruno Airport Parking LLC, (Applicant), San Mateo County Transportation (Owner). | |
| 5. | 232 San Benito Ave. (UP-04-16) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-2 (Low Density Residential) | Request for a large daycare facility (up to 14 children) in a residential neighborhood; per Chapters 12.96 & 12.112 of the San Bruno Zoning Ordinance – Marcia Garcia (Applicant), Victor Ibanez (Property Owner). | |
| 6. | 640 Hensley Avenue (UP-04-28) <u>Environmental Determination:</u> Categorical Exemption | Request for a use permit to allow construction of an addition would result in a greater than 50% expansion to the existing residence; per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance – Jose Casco, Applicant & Ferdinand Morales, Owner. | |

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| | <p><u>Zoning:</u> R-1 (Single Family Residential)</p> | | |
| 7. | <p>844 3rd Avenue (UP-04-35) (MM-04-06)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residential)</p> | Request for a use permit to allow construction of an addition which proposes a greater than 50% expansion of gross floor area, and a minor modification permit to allow 47.2% lot coverage, per Section 12.200.030.B.1 & 12.120.010 of the San Bruno Zoning Ordinance. – Jaime Valle (applicant), Ruben Placencia & Miguel Capetio (owners). | |
| 8. | <p>437 Hazel Avenue (UP-04-36)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residential)</p> | Request for a use permit to allow construction of an addition which proposes a greater than 50% expansion of gross floor area and exceeds the .55 floor area ratio guideline, per Section 12.200.030.B.1 & 12.200.030.B.2 of the San Bruno Zoning Ordinance. Steve Lesley (Architect/Applicant); Ed Zahursky (Owner). | |
| 9. | <p>765 5th Avenue (UP-04-38) (MM-04-07)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1(Single Family Residential)</p> | Request for a use permit to allow construction of an addition which proposes a greater than 50% expansion of gross floor area, and a minor modification permit to allow the continuation of a 3' left sideyard setback, per Section 12.200.030.B.1 & 12.120.010.B of the San Bruno Zoning Ordinance. – HL Design (applicant/designer), Erik Mendoza (owner). | |
| 10. | <p>1450 Greenwood Way (UP-04-39)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residential)</p> | Request for a use permit to allow construction of an addition which proposes greater than 2,800 square feet of gross floor area while only having a two car garage, per Section 12.200.080 of the San Bruno Zoning Ordinance. – Holger Menendez (Architect); Cristina Flores (Owner). | |
| 11. | <p>249 El Camino Real (SP-04-11)</p> <p><u>Environmental Determination:</u></p> | Appeal of the Community Development Director's decision to deny Sign Permit 04-11 per Chapter 12.104 of the San Bruno Zoning Ordinance. Betty Ong (applicant/business owner); Salvador & Carmelita Callejo (Property | |

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| | Categorical Exemption <u>Zoning:</u> C (General Commercial District) | Owners). | |
| 12. | Planning Commission Discussion | | |
| 13. | Adjournment | | |

Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.